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LANDSCAPE DEVELOPMENT PLANS

LOEFFLER ROSEVILLE  
FAMILY COMPLEX

124 CENTER STREET  
ROSEVILLE, CALIFORNIA 95678

Client/Subconsultant

Project Mgr: JMA

Drawn By: BJP

Scale: 1"=20'-0"

Date: 01/12/2024

File Name: LM-DD

No. Date Revision



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Seal

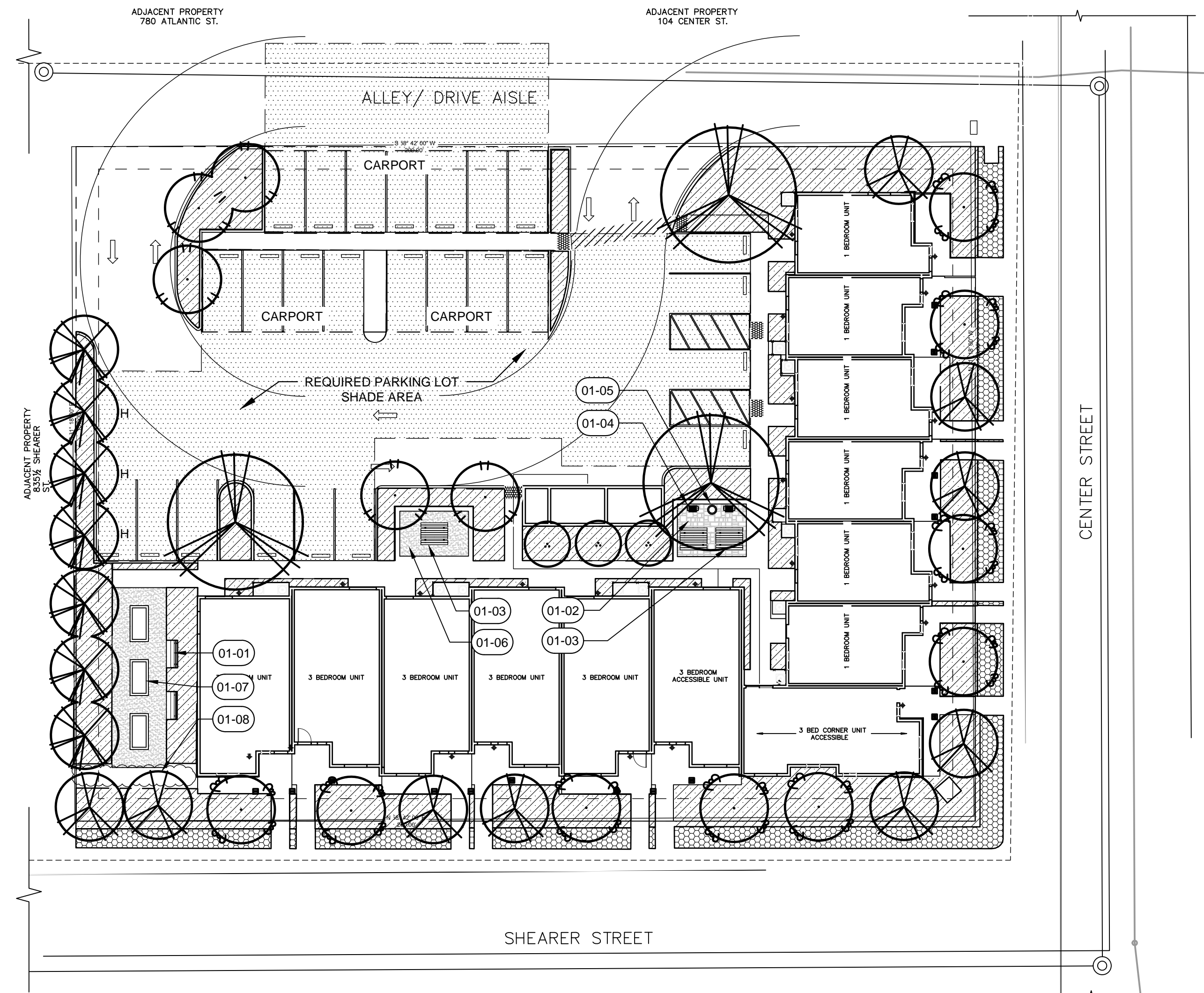


Sheet Title

DESIGN DEVELOPMENT

Sheet No

L1.1



SITE PLAN

SCALE: 1"=20'-0"

CONCEPT TREE SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ACE ARM	9	Acer rubrum 'Armstrong' / Armstrong Red Maple	15 gal
	MAG LIT	5	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	24" box
	PLA ACE	3	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree	15 gal
	POD MAC	7	Podocarpus macrophyllus / Yew Podocarpus	15 gal
	QUE SKY	9	r r r'F ' S r E	24" box
	RHA MON	3	R 'M 'M l d H r	15 gal

CONCEPT SHRUB SCHEDULE

PROPOSED SHRUB SCHEDULE		
	Aspidistra elatior / Cast Iron Plant	5 gal
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5 gal
	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	5 gal
	Cistus crispatus 'Warley Rose' / Rockrose	5 gal
	Cistus salvifolius 'Prostratus' / Sageleaf Rockrose	5 gal
	Diets bicolor / Fortnight Lily	1 gal
	Lomandra longifolia 'Arctic Frost' / Arctic Frost Rush	1 gal
	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	5 gal
	Muhlenbergia capillaris / Pink Muhly	1 gal
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	5 gal
	Phormium tenax 'Bronze Baby' / Bronze Baby New Zealand Flax	5 gal
	Rhaphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorne Standard	5 gal
	Rosmarinus officinalis 'Colingwood Ingram' / Rosemary	5 gal
	Acacia redolens 'Lowboy' / Bank Catclaw	1 gal
	Cotoneaster dammeri 'Coral Beauty' / Bearberry Cotoneaster	1 gal
PROPOSED BIOSWALE SCHEDULE		
	Achillea x 'Moonshine' / Moonshine Yarrow	1 gal
	Carex pansa / Meadow Sedge	1 gal
	Festuca rubra / Red Fescue	1 gal
	Juncus patens / California Gray Rush	1 gal
	Zauschneria californica 'Route 66' / Route 66 California Fuchsia	1 gal

OAK TREE MITIGATION

Inches to be mitigated = 15.5  
Trees provided = 9 Quercus robur  
Tree size provided = 24" box  
Inches of mitigation provided = 18

TREE-SYMBOL	Count	PERCENT-SHADE	SHADE-AREA	TOTAL
PLA-ACE	1	100%	962	962
LAG-NAT	1	50%	157	157
PLA-ACE	2	50%	481	962
POD-MAK	3	50%	157	471
TOTAL PAVED AREA	9864			
SHADE REQUIRED	4932			
TREE SHADE	2552			
CARPORT SHADE	2562			
TOTAL SHADE PROVIDED	5114			
PERCENT SHADE	52%			

SHEET NOTES

CODE	DESCRIPTION
01-01	Bench, typ.
01-02	Concrete pavers with concrete borders.
01-03	Picnic tables, typ.
01-04	Barbeque, typ.
01-05	Trash receptacle.
01-06	Decomposed Granite paving with stabilizer.
01-07	Raised Redwood planter, typ.
01-08	Vegetative screen.

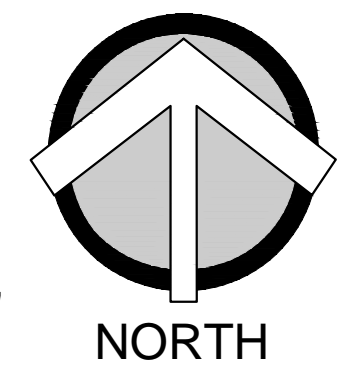
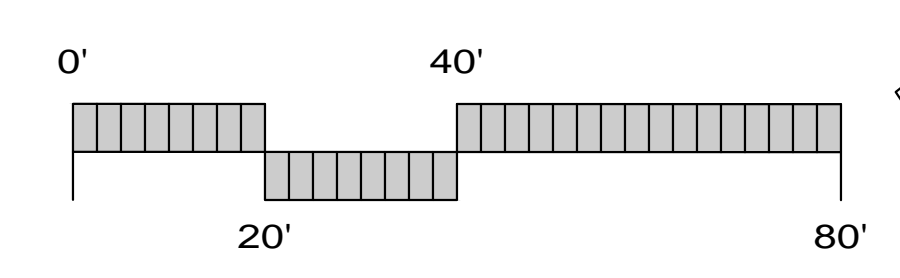
PLANTING STATEMENT

The proposed landscape plant palette consists of low water use shrubs, groundcover, trees, and ornamental grasses that are considered low maintenance and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site. Plant selection aims for longevity by selecting plants that are long lived varieties of trees, shrubs, groundcover, and grasses.

Shrubs and groundcover are minimum #1 size. Trees are minimum #15 size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

IRRIGATION STATEMENT

The irrigation system will be serviced by a new point of connection. The irrigation design will consist of low volume inline drip irrigation. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design will create separate irrigation stations by hydrozone, locating plants of different water and solar needs into groups. The community garden will be connected to the irrigation service.



M:\Loeffler\_MultiFamily\_VMP\A\DD\LM-DD.dwg, L1.1 Design Development, 15 Nov 2024, 8:20 AM, By: Brian Ponting

**LOEFFLER  
ROSEVILLE**

124 CENTER ST.  
ROSEVILLE, CA

**LIGHT FIXTURE SCHEDULE**

TYPE	DESCRIPTION	VOLTAGE	TYPE	TOTAL VA	MTG.	MANUFACTURER / MODEL / REMARKS
A	LED WALL LANTERN FIXTURE	120	LED	16	W	LNC SABRINA #1600502 / #A03156
B	LED CANOPY LIGHT FIXTURE	120	LED	26.4	CAN	LITHONIA: CNY LED P0 40K MVOLT
C	LED BOLLARD	120-277	LED	22	B	ENERGY LIGHT - BOLRR2

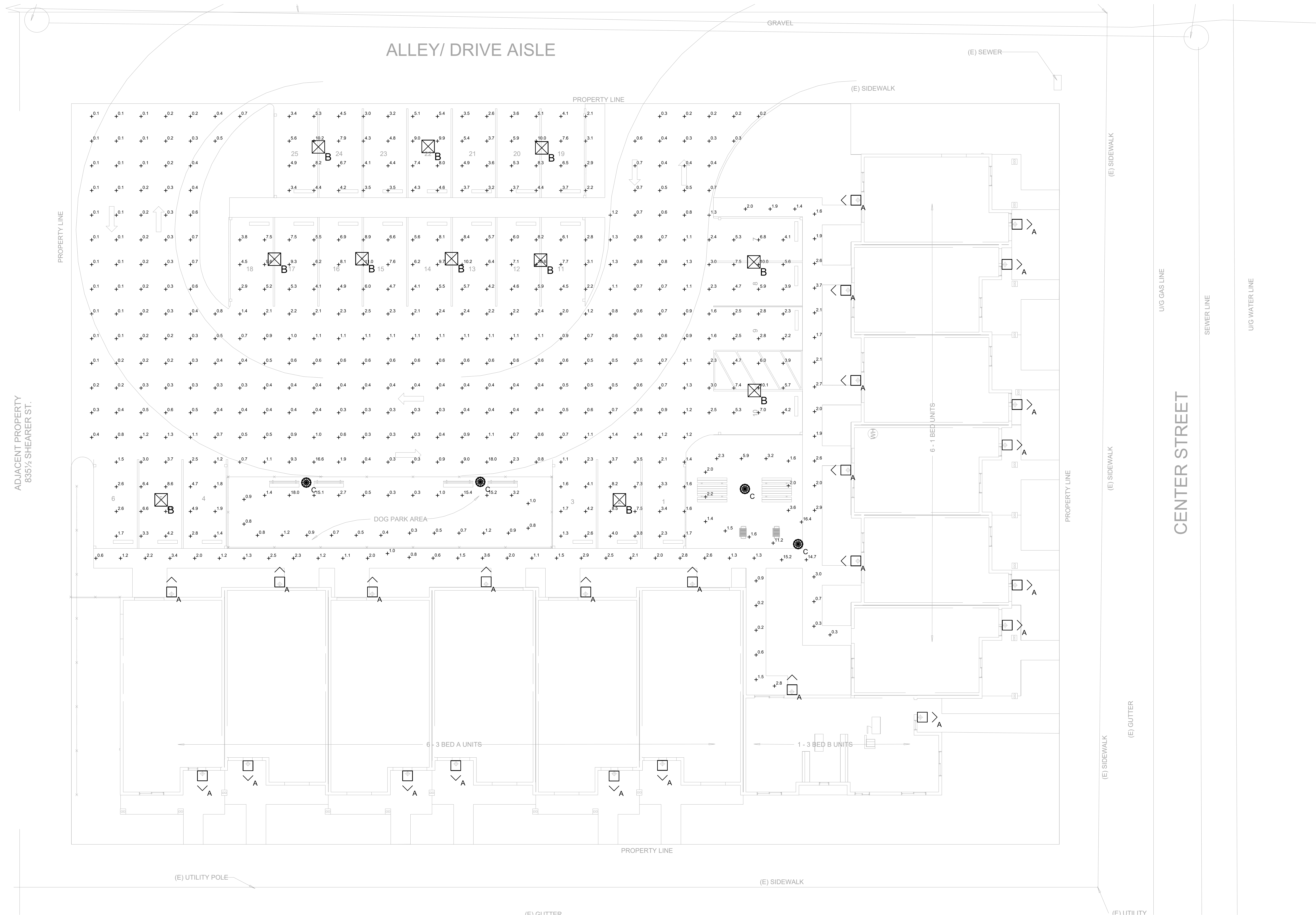
GENERAL NOTE:  
1. PROVIDE ALL NECESSARY COMPONENTS AS REQUIRED FOR A COMPLETE INSTALLATION. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPE.  
2. VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING LIGHT FIXTURES.

COMMENTS:

MOUNTING ABBREVIATIONS:  
W = WALL  
R = RECESSED  
S = SURFACE  
CAN = CANOPY  
G = GRADE  
RG = RECESSED GRADE  
B = BOLLARD  
L = LANDSCAPE

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
2. INTERIOR WALKWAY	+	2.8 fc	18.0 fc	0.2 fc	90.0:1	14.0:1
1. Parking Driveway	+	2.5 fc	18.0 fc	0.1 fc	180.0:1	25.0:1



PROJECT NUMBER: 2024-903

DATE: 02-05-2024

**REVISIONS**

△ PLANNING SUBMITTAL 02-06-2024

SHEET NAME:

**ELECTRICAL  
PHOTOMETRIC PLAN**

SCALE: 1/8" = 1' - 0"

SHEET  
**E4.0**